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Shelby Cnty Judge of Probate, AL
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NOTICE OF LIS PENDENS

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

**SHELBY COUNTY, ALABAMA, a
political subdivision of the State of Alabama,

Plaintiff,**

v.

CASE NO. PR-2025-000850

**CESAR M. HERNANDEZ; CAROLINA
HERNANDEZ; ALLY BANK; SHIRE
VALLEY FARMS HOMEOWNERS
ASSOCIATION, INC.;
DONALD ARMSTRONG, in his official
capacity as Property Tax Commissioner of
Shelby County, Alabama; BLANK
COMPANY, an entity, the owner of the
property described in the Complaint; A, B, C,
D and E, the persons who own the property
described in the Complaint, or some interest
therein; BLANK COMPANY, the entity
which is the mortgagee in a mortgage on the
above-described property or claims some lien
or encumbrance against the same, all of whose
names are otherwise unknown but whose
names will be added by amendment when
ascertained,

Defendants.**

Comes now Shelby County, Alabama, by its attorney, and files herewith notice to all persons concerned that on the 25th day of February, 2025, condemnation proceedings were commenced in the Probate Court of Shelby County, Alabama, whereby said Shelby County, Alabama seeks to obtain certain ownership to real property and said proceedings are now pending.

The names of the property owners concerned, together with the property sought to be condemned, are as set forth below:

Property Owner(s): Cesar M. Hernandez, Owner of fee; Carolina Hernandez, Owner of fee; Ally Bank, Lienholder; Shire Valley Farms Homeowners Association, Inc., Lienholder; Don Armstrong, Shelby County Property Tax Commissioner, ad valorem property taxes

Property description: North South Water Main Connector Project Tract No. 16:

A 30 foot utility easement situated in the Southwest quarter of Section 8, Township 20 South, Range 1 East, Shelby County, Alabama, lying East of, parallel with, and adjacent to a 100 foot Alabama Power Transmission Main right-of-way, Lay Dam - Leeds, AX-403846 running Northwesterly and Southeasterly as recorded in the Office of the Judge of Probate of Shelby County Alabama, with the centerline of said 30 foot easement being more particularly described as follows:

Commence at the Northwest corner of the NW 1/4 of said Section 8; thence run East along the North line of said NW 1/4 section for a distance of 1,917 feet more or less to a point being 15 feet off of the Alabama Power Company Transmission Main right of way and on the North line of said NW 1/4 of Section 8; thence turn an angle right 85 deg. \pm and run in a Southeasterly direction for a distance of 1,248 feet more or less to a point on the North line of the said parcel and 15 feet off of the Alabama Power Company Transmission Main right of way, said point being the point of beginning of the 30 foot easement herein described; thence continue parallel and 15 feet off of the Alabama Power Company Transmission Main right of way and run in a Southeasterly direction for a distance of 753 feet more or less to a point on the South line of the said parcel and point of termination of the 30 foot easement described herein. Said easement contains 0.52 acres, more or less, and the approximate alignment and orientation is shown on the attached Exhibit B.

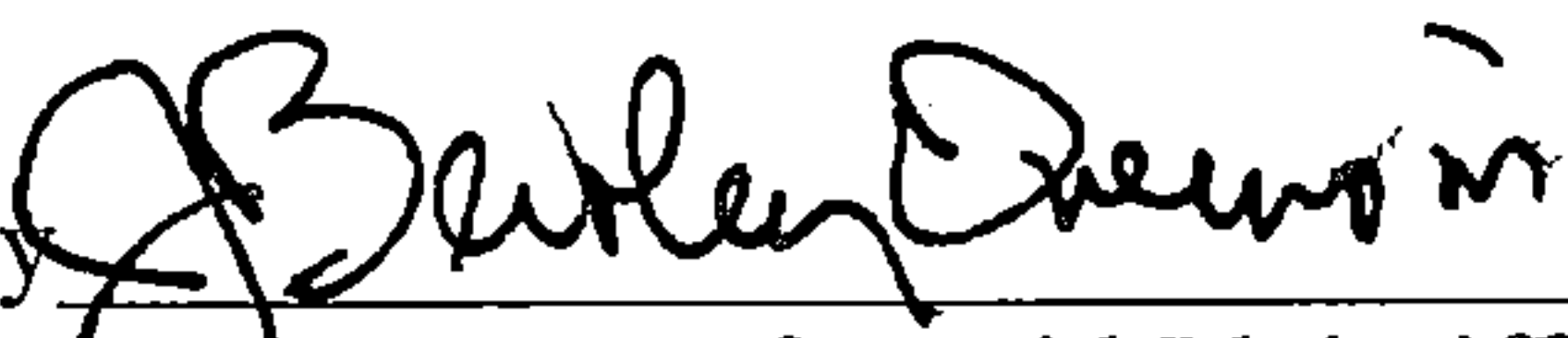
Also, a temporary construction easement to enter upon the above described land, to grade, excavate, fill and otherwise modify the easement area in order to locate and construct water mains, lines, pipes, water meters, fire hydrants, and associated fixtures and equipment, with appurtenances, as follows:

During the period of construction, the permanent easement area shall be temporarily enlarged for the purposes stated above, provided, however, the temporary construction easement area shall not exceed (10) feet in width as depicted in Exhibit B, which is expressly incorporated herein by reference. This temporary construction easement shall automatically terminate in three (3) years or upon completion and acceptance of the Project, whichever occurs first, and thereafter will constitute no cloud on the title of the owner.

Description of above property is taken from map of said project on file in the office of engineer for Shelby County, Alabama, and in the Office of the Probate Judge of Shelby County, Alabama.

The title of the action and the case number thereof are as hereinabove designated.

SHELBY COUNTY, ALABAMA

By 
Attorney for said Plaintiff